

SECOND/THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2007-0264 - TPWD 6.6

REQUEST:

C14-2007-0264 - TPWD 6.6 - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 100 East 50th Street (Waller Creek Watershed) from unzoned to multi-family residence-low density-neighborhood conservation combining district (MF-2-NCCD) combining district zoning and multi-family residence-moderate high density-neighborhood conservation combining district (MF-4-NCCD) combining district zoning. First reading approved on April 24, 2008. Vote: 6-0 (McCracken off the dais.) Applicant: Texas Park and Wildlife Department (Scott Boruff). Agent: Bennett Consulting (Jim Bennett). City Staff: Jorge E. Rousselin, 974-2975.

DEPARTMENT COMMENTS:

The subject rezoning area consists of two tracts on 6.6 acres comprised of Tract 1 (2.378 acres) and Tract 2 (4.286 acres) of unzoned land under ownership by the Texas Park and Wildlife Department. Access to the property is via 51st Street with existing driveway access to the site. The State is seeking to sell this portion of land for private development. An agreement between the applicant and the Hyde Park Neighborhood Association has been reached to incorporate this property into the North Hyde Park NCCD.

The applicant seeks to rezone the property from to MF-2-NCCD-NP and MF-4-NCCD-NP allow multifamily development on the site. A total of 140 units are proposed with access from 51st Street and the prohibition of vehicular access to East 50th Street and East 49th Street with the exception of emergency vehicles.

OWNER/APPLICANT: Texas Park and Wildlife Department (Scott Boruff)

AGENT: Jim Bennett Consulting (Jim Bennett)

DATE OF FIRST READING: April 24, 2008

CITY COUNCIL HEARING DATE: May 8, 2008

CITY COUNCIL ACTION:

April 24, 2008:

The public hearing was closed and the first reading of the ordinance for multi-family residence-limited density-neighborhood conservation combining district (MF-1-NCCD) combining district zoning with conditions and inclusion of agreement was approved on Council Member Cole's motion, Mayor Pro Tem Dunkerley's second on a 6-0 vote. Council Member McCracken was off the dais.

The following Conditions are for both tracts combined:

1. Tracts 1 and 2 shall be limited to less than 2,000 vehicle trips per day cumulatively;
2. Street trees shall be planted along 51st Street sidewalk;
3. Require bicycle and pedestrian access from 50th Street to the subject property with public pedestrian access to existing pedestrian bridge to Waller Creek; and
4. Per [LDC, Sec. 25-6-51 and 25-6-55], 43 feet of right-of-way from the existing centerline shall be dedicated for West 51st Street according to the Transportation Plan.

The following conditions to each tract:

Tract 1:

1. Multi-family Residential Use shall be permitted in addition to uses permitted in North Hyde Park NCCD – Residential District;
2. Prohibit Group Residential and Club or Lodge except for one club building that may serve the entire development and may be located on Tract 2 tract only;
3. Limit to 17 units per acre (40.426 units);
4. Maximum number of bedrooms: 59 per acre (140.302 bedrooms);
5. The setback for the buildings along the eastern side of the tract abutting residential shall be 25 feet minimum required for compatibility;
6. Maximum height: 30 feet;
7. Maximum Building cover: 40%;
8. Maximum Impervious cover: 60 %;
9. Maximum FAR: 0.75:1 (garage units will not be included in the FAR unless McMansion triggered);
10. Landscaping: Existing healthy Class 1 or Class 2 trees, according to the Environmental Criteria Manual, within the 25 feet compatibility setback along the eastern property line shall be maintained;
11. Vehicular access between Tract 1 and the Hyde Park Neighborhood through East 50th Street and East 49th Street is prohibited with the exception of emergency vehicle access.
12. Units in Tract 1 shall back to the existing homes that face Rowena Street so that parking for the MF2 tract does not directly abut the homes on Rowena that border the eastern property line of the MF2 Tract. The units shall face West; and
13. If Tract 1 is developed with single-family use, then the development regulations will match those of the North Hyde Park NCCD – Residential District.

Tract 2:

1. Multi-family Residential Use shall be permitted in addition to uses permitted in North Hyde Park NCCD-Residential District;
2. Prohibit Group Residential and Club or Lodge except for one club building that may serve the entire development and may be located on Tract 2 only;
3. Limit to 23 units per acre (98.578 units);
4. Maximum number of bedrooms: 81 per acre (347.166 bedrooms);
5. Setbacks: 0 feet setback from 51st Street is permitted;
6. Maximum height: Height limit must meet compatibility standards with the exception that the height maximum within the first 360 feet from the Northern property line (51st Street) may be up to fifty (50) feet. (CIS is determining the above number) and at a distance of at least 130 feet from the Eastern property line height may be 50 feet even if it exceeds the compatibility height limit.
7. Maximum building cover: 50%;
8. Maximum impervious cover: 70%
9. Maximum FAR: 0.75:1;
10. Access: All driveways shall enter and exit West 51st Street unless otherwise required by Code. Said driveways shall be constructed at the minimum width required by the City of Austin. Vehicular access between Tract 2 and the Hyde Park Neighborhood is prohibited with the exception of emergency vehicle access.

The agreement between the applicant and the neighborhood association includes prohibition of bicycle and pedestrian access from 50th Street but emergency vehicles will be allowed access through the locked gate to get to the property.

Additional information being brought back by staff for the next reading will include: preparation of an ordinance deleting provision that speak to bicycle and pedestrian access; verification of flood plain boundaries; any additional signatures the neighborhood would like to provide to staff will be included in the notice of opposition; and staff will work with Council Member Martinez to look at unzoned property in the City that is owned by the State and consider for possible rezoning or other remedy.

ASSIGNED STAFF: Jorge E. Rousselin , e-mail: jorge.rousselin@ci.austin.tx.us